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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

COURT OFFICER DEED
Recorder's Cover Sheet

Preparer Information: Jane E. Hanson, 401 E Main St, Manchester, IA 52057, Tel: (563) 927-5920

Taxpayer Information: Heidi R. Roussell, 22666 262nd St, Delhi, Iowa 52223

Return Document To: Heidi R. Roussell, 22666 262nd St, Delhi, Iowa 52223

Grantors: Estate of Karla R. Stephen, Deceased

Grantees: Heidi R. Roussell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



COURT OFFICER DEED

IN THE MATTER OF
THE ESTATE OF KARLA R. STEPHEN,
DECEASED

now pending in the Iowa District Court in and for Delaware County. Case No. ESPR006972

Pursuant to the authority and power vested in the undersigned, and in consideration of Ten Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Heidi R. Roussell, the following described real estate in Delaware County, Iowa:

Lot No. 6 on a Plat of Hartwick Lake Club West Subdivision of part of the S 1/2 of Section 24 and of part of the N 1/2 of Section 25, all in T88N, R5W of the Fifth P.M., Delaware County, Iowa, subject to all easements of record and to perpetual usage and flowage rights of record; according to plat recorded in Plat Book 5, Page 40, in the Office of the Delaware County Recorder, together with all easements and servient estates appurtenant thereto, and subject to Protective Covenants and Restrictions recorded in Book V, Page 147, in said office. Lot 7 of Hartwick Lake Club West Second Subdivision recorded in Book 1999, Page 3326 of the records of the Delaware County Recorder. All lake frontage running to the waterfront and then at right angles to the middle of Delhi Lake, also called Hartwick Lake, in respect to and adjoining premises known as Lot No. 6 on a Plat of Hartwick Lake Club West Subdivision of part of the South 1/2 of Section 24 and of part of the N 1/2 of Section 25, all in T88N, R5W of the Fifth P.M., Delaware County Iowa.

This deed is exempt according to Iowa Code 428A.2(20).

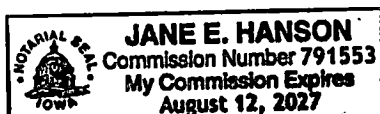
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neutral gender, according to the context.

Dated: October 16, 2025.

Heidi R. Roussell
Heidi R. Roussell, Executor

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This record was acknowledged before me on October 16, 2025, by Heidi R. Roussell as Executor of Estate of Karla R. Stephen.



Jane E. Hanson
Signature of Notary Public